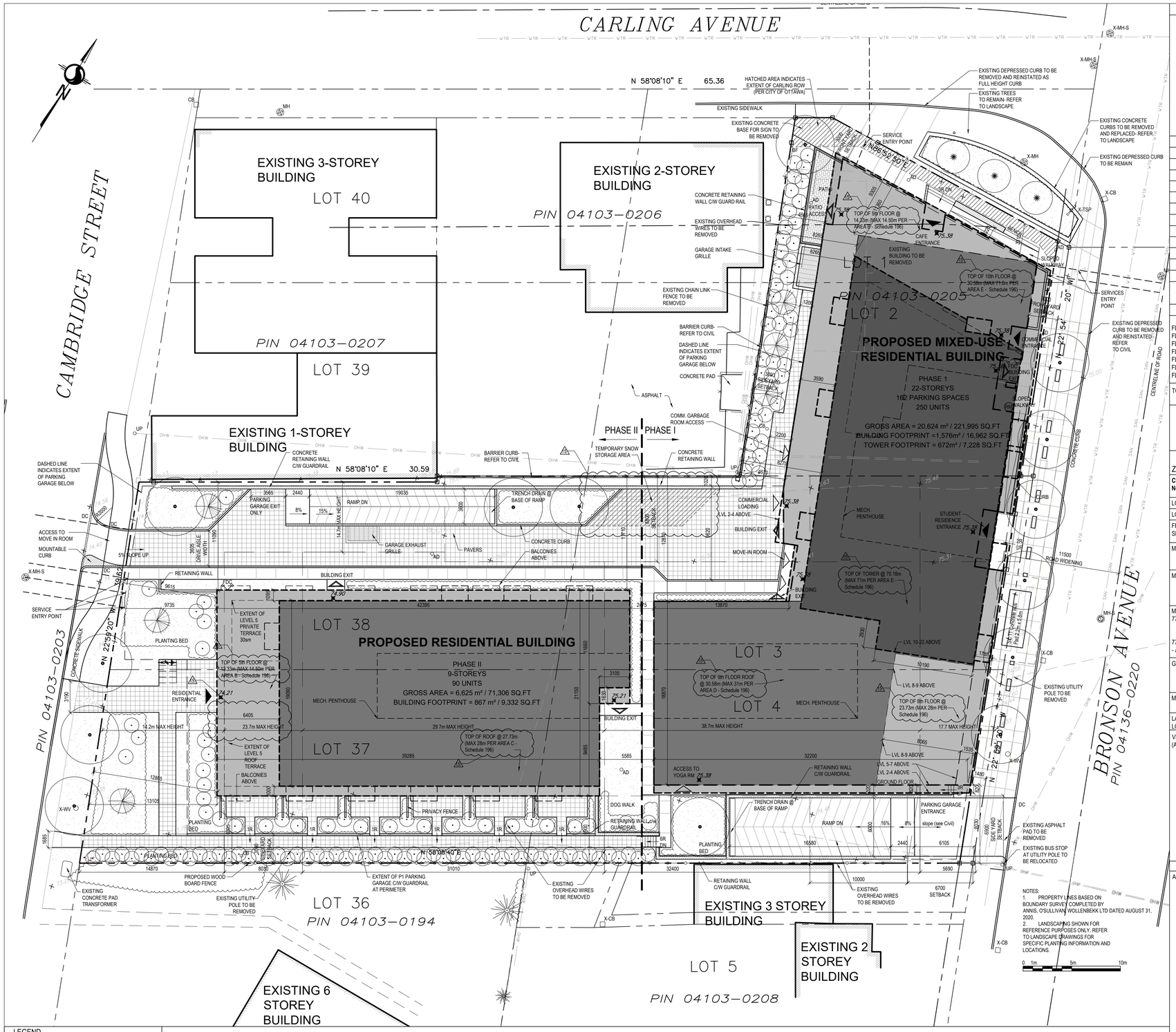


## LEGEND

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| SOFT LANDSCAPING | EXISTING BUILDING ELEMENT TO BE REMOVED | EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS) | NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS) | DESIGNATED BUILDING ENTRANCE / EXIT | AREA DRAIN- REFER TO CIVIL | NOTE: 'X'-E INDICATES EXISTING TO REMAIN |
| UNIT PAVERS REFER TO LANDSCAPE | EXISTING FENCE | NEW TREE (REFER TO LANDSCAPE DRAWINGS) | EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE] | FIRE HYDRANT. REFER TO CIVIL | UTILITY POLE | DEPRESSED CURB |
| ASPHALT PAVING | PRIVACY FENCE | | NEW GROUND ELEVATION REFER TO CIVIL | CATCH BASIN | OVERHEAD UTILITY WIRES | TRAFFIC SIGNAL POST |
| RIVERSTONE REFER TO LANDSCAPE | LOT LINE | NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS) | FDC FIRE DEPARTMENT CONNECTION | MANHOLE | UNDERGROUND POWER | |
| | SETBACK LINE | | | | LIGHT STANDARD | |

## KEY PLAN

## PROPERTY DESCRIPTION

22-STOREY MIXED-USE RESIDENTIAL BUILDING

| | |
|---|---|
| CITY OF OTTAWA PIN NUMBER | 04103 0205, 04103 0125, 04103 0215 |
| MUNICIPAL ADDRESS | 770-774 Bronson Avenue & 557 Cambridge Street |

PART OF LOTS 1 & 2, ALL OF LOTS 3, 4, 37, & PART OF LOT 38, REGISTERED PLAN 28

## SITE INFORMATION

| | |
|---|---|
| LOT AREA: | 4563 m² |
| LOT FRONTAGE: | 64.02 m |
| LOT DEPTH: | 101.5 m |

## BUILDING INFORMATION

| | |
|---|---|
| FLOOR AREA: | 2,443 m² (26,296 SF), BELOW GRADE FOOTPRINT = 3,790 m² (40,791 SF) |
| GROSS AREA: | 27,249 m² (293,306 SF) |
| PROPOSED USE: | MIXED-USE RESIDENTIAL, HIGH-RISE |

UNIT BREAKDOWN

| | PHASE 1 (250 UNITS TOTAL) | PHASE 2 (90 UNITS TOTAL) |
|---|---|---|
| | RESIDENTIAL | RESIDENTIAL |
| FLOOR 1: | 0 | 0 - STUDIO, 9 - 1BD, 1 - 2BD |
| FLOORS 2-4: | 1 - STUDIO, 12 - 1BD, 2 - 2BD, 2 - 2BD+Den, 2 - 3BD x 3 FLOORS | 1 - STUDIO, 9 - 1BD, 2 - 2BD, 0 - 3BD |
| FLOORS 5: | 2 - STUDIO, 8 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD | 0 - STUDIO, 6 - 1BD, 2 - 2BD, 0 - 3BD |
| FLOORS 6-7: | 2 - STUDIO, 8 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD x 2 FLOORS | 0 - STUDIO, 6 - 1BD, 3 - 2BD, 0 - 3BD |
| FLOOR 8: | 2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD | 0 - STUDIO, 6 - 1BD, 3 - 2BD |
| FLOOR 9: | 2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD | 0 |
| FLOORS 10-22: | 0 - STUDIO ,6 - 1BD, 3 - 2BD, 0 - 2BD+Den, 0 - 3BD x 13 FLOORS | 0 |
| TOTAL | 13 - STUDIO,150 - 1BD, 65 - 2BD, 16 - 2BD+Den, 6 - 3BD<br>250 UNITS | 3 - STUDIO, 66 - 1BD, 21 - 21BD<br>90 UNITS |

| ZONING TABLE<br>CITY OF OTTAWA ZONING BY-LAW No. 2008-250 | AM10 [2003] S296<br>REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA | NO MINIMUM | |
| LOT WIDTH | NO MINIMUM | |
| FRONT YARD AND CORNER SETBACK | 3m | 3m ALONG BRONSON AVE.<br>3m ALONG CARLING AVE. |
| MINIMUM INTERIOR SIDE YARD SETBACK | ABUTTING RESIDENTIAL ZONE: 3m (LOT 37 - URBAN EXCEPTION 2003)<br>ALL OTHER CASES: 0m | 5.69m ALONG WEST OF PHASE 1<br>11.7m ALONG NORTH OF PHASE 2 |
| MINIMUM REAR YARD SETBACK | RESIDENTIAL USE BUILDING - 7.5m<br>CASE OF BACK TO BACK LOTS - NO MINIMUM | 0m |
| MAXIMUM BUILDING HEIGHT<br>770 BRONSON - AM10 [2373]<br><br>774 BRONSON & 554 CAMBRIDGE - AM1 [2003], SCHEDULE 296 | 30m BUT IN NO CASE GREATER THAN 9 STOREYS, OR AS SHOWN ON ZONING MAP (BY-LAW 2015-45)<br><br>VARIES (SCHEDULE 296) | TOWER (Phase 1) 70.2m<br>LEVEL 2-4 (Phase 1) 14.3m<br>LEVEL 5-7 (Phase 1) 23.7m<br>LEVEL 8-9 (Phase 1) 30.6m<br>LEVEL 1-4 (Phase 2) 12.2m<br>LEVEL 5-9 (Phase 2) 27.6m |
| GROUND FLOOR HEIGHT/GLAZING | MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM AVERAGE GRADE TO A HEIGHT OF 4.5m | ALONG BRONSON AVE.: 59%<br>ALONG CARLING AVE.: 54% |
| MAXIMUM FLOOR SPACE INDEX | NONE (AM10 [2373],<br>3.0 (AM1 [2003]) | 7.2 |
| LANDSCAPE PROVISIONS FOR PARKING LOTS | N/A | N/A |
| VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A) | RESIDENTIAL: 0.4 /UNIT AFTER FIRST 12 UNITS (Exception 2003)<br>RESIDENTIAL VISITOR: 0.09/UNIT AFTER FIRST 12 UNITS (Exception 2003)<br><br>PHASE 1<br>RESIDENTIAL: 95 SPACES<br>VISITOR- RESIDENTIAL: 21 SPACES<br><br>PHASE 2<br>RESIDENTIAL: 31 SPACES<br>VISITOR: 7 SPACES<br><br>TOTAL PARKING REQUIRED= 154 SPACES | RESIDENTIAL: 134 SPACES<br>VISITOR: 28 SPACES<br><br>TOTAL PARKING PROVIDED: 162 SPACES |
| | | N/A |
| AMENITY AREA REQUIREMENTS | 6m² PER DWELLING UNIT<br><br>(MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m²)<br><br>6m² PER UNIT OF EACH DWELLING UNIT:<br>PHASE 1- 6 X 250= [1,500m²]<br>PHASE 2- 6 X 90= [540m²]<br><br>TOTAL AMENITY REQUIRED= 2,040m²<br><br>50% COMMUNAL REQUIRED = 1,020m² | TOTAL AMENITY PROVIDED= 2195 m²<br>TOTAL PHASE 1: [1,500m²]<br>TOTAL PHASE 2: [695.5m²]<br><br>PHASE 1- BALCONIES/TERRACES<br>LVL 10: 35m²<br>LVL 11-16: 442m²<br><br>PHASE 2- BALCONIES/TERRACES<br>LVL 1 TERRACES:138m²<br>LVL 2-4: 180m²<br>LVL 5: 31m²<br>LVL 6-7: 75m²<br>LVL 8-9: 75m²<br><br>PHASE 1- COMMUNAL<br>LVL 1: 700m²<br>LVL 8 TERRACE: 81m²<br>ROOF TERRACE SEC 1: 116m²<br>ROOF TERRACE SEC 2: 126m²<br><br>PHASE 2- COMMUNAL<br>LVL 5 TERRACE: 64m²<br>LVL 5 AMENITY: 60m²<br>LVL 9 TERRACE: 50m²<br>LVL 1 ENTRY AREA: 22.5m² |
| BICYCLE PARKING SPACES | 0.75/DWELLING UNIT= 340 X 0.75 (Exception 2003)<br>[255 SPACES REQUIRED] | TOTAL PROVIDED= 291 SPACES |

| No. | Date | Émis pour / Issued FOR |
|---|---|---|
| 1 | 2020-10-13 | FOR COORD |
| 2 | 2020-12-10 | FOR COORD |
| 3 | 2021-01-14 | FOR COORD |
| 4 | 2021-02-15 | FOR COORD |
| 5 | 2021-02-18 | FOR COORD |
| 6 | 2021-03-02 | FOR COORD |
| 7 | 2021-03-09 | SITE PLAN CONTROL |
| 8 | 2022-07-25 | COORDINATION |
| 9 | 2022-12-14 | SITE PLAN CONTROL RESPONSE |
| 10 | 2023-06-16 | SITE PLAN CONTROL RESPONSE |
| 11 | 2023-09-18 | SITE PLAN CONTROL RESPONSE |
| 12 | 2023-11-09 | SITE PLAN APPROVAL |
| 13 | 2024-04-29 | SITE PLAN APPROVAL (ADDED ROW AREA) |
| 14 | 2025-04-22 | PERMISSION TO PROCEED |
| 15 | 2026-01-22 | RESPONSE TO COMPLETENESS REVIEW 1 |

Ingénieur / Engineer
(Mécanique & Électricité / Mechanical & Electrical )

Ingénieur / Engineer
(Structure / Structure )

Architecte/ Architect
(paysagiste / Landscape)

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GINO@GJALA.com (613) 852 1343
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / Engineer
(Civil / Civil )

LRL ENGINEERING + INGÉNIERIE

Client / Client

KATASA GROUPE DÉVELOPPEMENT

Architecte / Architect
Collectif d'architectes / Architects Collective

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

*Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.*

Projet / Project

# 22 STOREY APARTMENT BUILDING

770-774 Bronson Avenue & 557 Cambridge Street

Ottawa, ON

Titre / Title

## SITE PLAN

| | | |
|---|---|---|
| Dessiné par / Drawn by<br>ZK | No. projet / Project number<br>2025 | |
| Vérifié par / Verified by<br>RC | No. dessin / Drawing number | Révision / Revision<br>0 |
| Échelle / Scale<br>AS SHOWN | | |
| Date de création du dessin / Drawing creation date<br>2020/10/09 | A105 | |

D07-12-21-0108

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